

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
<b>Thomas B. Ure</b> <b>800 West 6th Street., Suite 940</b> <b>Los Angeles, CA 90017</b> <b>213-202-6070 Fax: 213-202-6075</b> <b>170492 CA</b> <b>tom@urelawfirm.com</b>	
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for Debtor	
<b>UNITED STATES BANKRUPTCY COURT</b> <b>CENTRAL DISTRICT OF CALIFORNIA</b>	
In re:	
<b>Valley Enterprises T.S. Inc.</b>	CASE NO.: 1:20-bk-11784-MB  CHAPTER: 11
Debtor(s)	<b>SUMMARY OF AMENDED SCHEDULES,          MASTER MAILING LIST,          AND/OR STATEMENTS          [LBR 1007-1(c)]</b>

A filing fee is required to amend Schedules D, or E/F (see [Abbreviated Fee Schedule](#) on the Court's website [www.cacb.uscourts.gov](http://www.cacb.uscourts.gov)). A supplemental master mailing list (do not repeat any creditors on the original) is also required as an attachment if creditors are being added to the Schedule D or E/F. Are one or more creditors being added? ☒ Yes ☐ No

The following schedules, master mailing list or statements (check all that apply) are being amended:

- ☒ Schedule A/B    ☐ Schedule C    ☐ Schedule D    ☒ Schedule E/F    ☐ Schedule G  
☐ Schedule H    ☐ Schedule I    ☐ Schedule J    ☐ Schedule J-2    ☐ Statement of Financial Affairs  
☐ Statement About Your Social Security Number(s)    ☐ Statement of Intentions    ☐ Master Mailing List  
☐ Other (specify) \_\_\_\_\_

I/we declare under penalty of perjury under the laws of the United States that the amended schedules, master mailing list, and/or statements are true and correct.

Date:

12/10/20

Jose Pasco

Debtor 1 Signature

Debtor 2 (Joint Debtor) Signature (if applicable)

**NOTE:** It is the responsibility of the Debtor, or the Debtor's attorney, to serve copies of all amendments on all creditors listed in this Summary of Amended Schedules, Master Mailing List, and/or Statements, and to complete and file the attached Proof of Service of Document.

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
Thomas B. Ure 800 West 6th Street., Suite 940 Los Angeles, CA 90017 213-202-6070 Fax: 213-202-6075 170492 CA tom@urelawfirm.com	
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for Debtor	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re:  Valley Enterprises T.S. Inc.	CASE NO.: 1:20-bk-11784-MB  CHAPTER: 11
Debtor(s)	SUMMARY OF AMENDED SCHEDULES, MASTER MAILING LIST, AND/OR STATEMENTS [LBR 1007-1(c)]

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- ☒ Schedule A/B ☐ Schedule C ☐ Schedule D ☒ Schedule E/F ☐ Schedule G  
☐ Schedule H ☐ Schedule I ☐ Schedule J ☐ Schedule J-2 ☐ Statement of Financial Affairs  
☐ Statement About Your Social Security Number(s) ☐ Statement of Intentions ☐ Master Mailing List  
☐ Other (specify) \_\_\_\_\_

I/we declare under penalty of perjury under the laws of the United States that the amended schedules, master mailing list, and or statements are true and correct.

Date: \_\_\_\_\_

Jose Pasco  
Debtor 1 Signature



Debtor 2 (Joint Debtor) Signature (if applicable)

**NOTE:** It is the responsibility of the Debtor, or the Debtor's attorney, to serve copies of all amendments on all creditors listed in this Summary of Amended Schedules, Master Mailing List, and/or Statements, and to complete and file the attached Proof of Service of Document.

**Fill in this information to identify the case:**

Debtor name Valley Enterprises T.S. Inc.

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) 1:20-bk-11784-MB

☐ Check if this is an  
amended filing

**Official Form 206A/B**

**Schedule A/B: Assets - Real and Personal Property**

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Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents**

1. Does the debtor have any cash or cash equivalents?

☒ No. Go to Part 2.

☐ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of  
debtor's interest

**Part 2: Deposits and Prepayments**

6. Does the debtor have any deposits or prepayments?

☒ No. Go to Part 3.

☐ Yes Fill in the information below.

**Part 3: Accounts receivable**

10. Does the debtor have any accounts receivable?

☒ No. Go to Part 4.

☐ Yes Fill in the information below.

**Part 4: Investments**

13. Does the debtor own any investments?

☒ No. Go to Part 5.

☐ Yes Fill in the information below.

**Part 5: Inventory, excluding agriculture assets**

18. Does the debtor own any inventory (excluding agriculture assets)?

☒ No. Go to Part 6.

☐ Yes Fill in the information below.

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

☒ No. Go to Part 7.

Debtor Valley Enterprises T.S. Inc.  
Name

Case number (if known) 1:20-bk-11784-MB

☐ Yes Fill in the information below.

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

☐ No. Go to Part 8.

☒ Yes Fill in the information below.

	General description Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39.	Office furniture			
40.	Office fixtures			
41.	Office equipment, including all computer equipment and communication systems equipment and software Computer desktop and laptop	\$0.00		\$2,200.00

42. **Collectibles** Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

43. **Total of Part 7.**

Add lines 39 through 42. Copy the total to line 86.

**\$2,200.00**

44. Is a depreciation schedule available for any of the property listed in Part 7?

☒ No

☐ Yes

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?

☒ No

☐ Yes

**Part 8: Machinery, equipment, and vehicles**

46. Does the debtor own or lease any machinery, equipment, or vehicles?

☐ No. Go to Part 9.

☒ Yes Fill in the information below.

	General description Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
47.	Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles			
47.1.	2019 Range Rover Evoque	\$0.00		\$42,000.00
47.2.	2019 Chrysler Pacifica Van	\$0.00		\$39,000.00

48. **Watercraft, trailers, motors, and related accessories** Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels

49. **Aircraft and accessories**

50. **Other machinery, fixtures, and equipment (excluding farm machinery and equipment)**

Debtor Valley Enterprises T.S. Inc.  
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Case number (if known) 1:20-bk-11784-MB

51. **Total of Part 8.**

Add lines 47 through 50. Copy the total to line 87.

**\$81,000.00**

52. **Is a depreciation schedule available for any of the property listed in Part 8?**

☒ No

☐ Yes

53. **Has any of the property listed in Part 8 been appraised by a professional within the last year?**

☒ No

☐ Yes

**Part 9: Real property**

54. **Does the debtor own or lease any real property?**

☐ No. Go to Part 10.

☒ Yes Fill in the information below.

55. **Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. <u>15649 Chase St.</u> <u>North Hills, CA 91343</u>	<u>Fee simple</u>	<u>\$0.00</u>		<u>\$1,160,000.00</u>
55.2. <u>15094 Nurmi St.</u> <u>Sylmar, CA 91342</u>	<u>Fee simple</u>	<u>\$0.00</u>		<u>\$526,000.00</u>
55.3. <u>5959 Tampa Ave.</u> <u>Tarzana, CA 91356</u>	<u>Fee simple</u>	<u>\$0.00</u>		<u>\$1,500,000.00</u>
55.4. <u>7106 Figueroa St.</u> <u>Los Angeles, CA 90003</u>	<u>Fee simple</u>	<u>\$0.00</u>		<u>\$485,000.00</u>
55.5. <u>8901 Moonbeam Ave.</u> <u>Panorama City, CA 91402</u>	<u>Fee simple</u>	<u>\$0.00</u>		<u>\$750,000.00</u>
55.6. <u>7759 Skyhill Drive</u> <u>Los Angeles, CA 90068</u>	<u>Fee simple</u>	<u>\$0.00</u>		<u>\$2,700,000.00</u>

56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.  
Copy the total to line 88.

**\$7,121,000.00**

Debtor Valley Enterprises T.S. Inc.  
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57. Is a depreciation schedule available for any of the property listed in Part 9?

☒ No

☐ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

☒ No

☐ Yes

**Part 10: Intangibles and intellectual property**

59. Does the debtor have any interests in intangibles or intellectual property?

☒ No. Go to Part 11.

☐ Yes Fill in the information below.

**Part 11: All other assets**

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

☐ No. Go to Part 12.

☒ Yes Fill in the information below.

Current value of  
debtor's interest

71. **Notes receivable**

Description (include name of obligor)

72. **Tax refunds and unused net operating losses (NOLs)**

Description (for example, federal, state, local)

73. **Interests in insurance policies or annuities**

74. **Causes of action against third parties (whether or not a lawsuit has been filed)**

75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**

76. **Trusts, equitable or future interests in property**

77. **Other property of any kind not already listed Examples: Season tickets, country club membership**

**Golf View Lane Limited Partnership - Escrow Deposit**

**\$50,000.00**

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

**\$50,000.00**

79. Has any of the property listed in Part 11 been appraised by a professional within the last year?

☒ No

☐ Yes

Debtor **Valley Enterprises T.S. Inc.**  
Name

Case number (if known) **1:20-bk-11784-MB**

**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$0.00	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$0.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$0.00	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$2,200.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$81,000.00	
88. Real property. <i>Copy line 56, Part 9.</i>	>	\$7,121,000.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ \$50,000.00	
91. Total. Add lines 80 through 90 for each column	\$133,200.00	+ 91b. \$7,121,000.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$7,254,200.00

**Fill in this information to identify the case:**

Debtor name Valley Enterprises T.S. Inc.

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) 1:20-bk-11784-MB

☐ Check if this is an  
amended filing

**Official Form 206E/F**

**Schedule E/F: Creditors Who Have Unsecured Claims**

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with **PRIORITY** unsecured claims and Part 2 for creditors with **NONPRIORITY** unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims**

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☒ No. Go to Part 2.

☐ Yes. Go to line 2.

**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

3.1 Nonpriority creditor's name and mailing address

**Golf View Lane Limited Partnership  
c/o Law Offices of Robert M. Yaspan  
21700 Oxnard Street, Suite 1750  
Woodland Hills, CA 91367**

Date(s) debt was incurred           

Last 4 digits of account number           

As of the petition filing date, the claim is: *Check all that apply.*

☐ Contingent

☐ Unliquidated

☒ Disputed

Basis for the claim:           

Is the claim subject to offset? ☒ No ☐ Yes

Amount of claim

**\$2,000,000.00**

**Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address

On which line in Part 1 or Part 2 is the  
related creditor (if any) listed?

Last 4 digits of  
account number, if  
any

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2  
Lines 5a + 5b = 5c.

Total of claim amounts

5a. \$ 0.00

5b. + \$ 2,000,000.00

5c. \$ 2,000,000.00



**SUPPLEMENTAL MAILING LIST CREDITORS BEING ADDED**

**Golf View Lane Limited Partnership  
c/o Law Offices of Robert M. Yaspan  
21700 Oxnard Street, Suite 1750  
Woodland Hills CA 91367-0000**

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
**800 West 6th Street., Suite 940**  
**Los Angeles, CA 90017**

A true and correct copy of the foregoing document entitled (*specify*): Summary of Amended Schedules, Master Mailing List, and or Statements will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 12/10/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

**ATTORNEY FOR CREDITOR** Julian K Bach Julian@Jbachlaw.com, julianbach@sbcglobal.net

**ATTORNEY FOR CREDITOR** Tanya Behnam tbehn@polsinelli.com,  
tanyabehnam@gmail.com;ccripe@polsinelli.com;ladocting@polsinelli.com

**ATTORNEY FOR CREDITOR** Greg P Campbell chl1ecf@aldridgepate.com,  
gc@ecf.inforuptcy.com;gcampbell@aldridgepate.com

**ATTORNEY FOR U.S. TRUSTEE** Russell Clementson russell.clementson@usdoj.gov

**ATTORNEY FOR CREDITOR** Erica T Loftis Pacheco bknotifications@ghidottiberger.com

**FORMER ATTORNEY FOR DEBTOR** Matthew D. Resnik matt@rhmfirm.com,  
roksana@rhmfirm.com;janita@rhmfirm.com;susie@rhmfirm.com;max@rhmfirm.com;priscilla@rhmfirm.co  
m;pardis@rhmfirm.com;russ@rhmfirm.com;rebeca@rhmfirm.com;david@rhmfirm.com;sloan@rhmfirm.co  
m

**U.S. TRUSTEE** United States Trustee (SV) ustpregion16.wh.ecf@usdoj.gov

**ATTORNEY FOR DEBTOR** Thomas B Ure tbuesq@aol.com,  
urelawfirm@jubileeek.net;tom@ecf.courtdrive.com

**ATTORNEY FOR CREDITOR** Reilly D Wilkinson rwilkinson@scheerlawgroup.com

**ATTORNEY FOR CREDITOR** Robert M Yaspan court@yaspanlaw.com, tmenachian@yaspanlaw.com

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:** On (date) 12/10/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

**Golf View Lane Limited Partnership**  
**c/o Law Offices of Robert M. Yaspan**  
**21700 Oxnard Street, Suite 1750**  
**Woodland Hills CA 91367-0000**

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

12/10/2020

Yolanda Segura

/s/ Yolanda Segura

Date

Printed Name

Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.